IMPORTANT NOTICE TO APPLICANT: Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY.				
Make check is	or the total Processing Fee Payable to: M	IAMI-DADE COUNTY.	FOR OFFICIAL USE O	ONLY:
FEES:	Numbe	r of Sites : (2)	Agenda Date:	18/2014
I DDD.	D.R.E.R	\$1,872.00	Waiver No. D- 238.	
	D.E.R.M			_
		PRINT \$2,082.00	Received Date:	6/2014
Concurrency Review Fee (*6.00% of Sub-Total) \$124.92 *Not applicable within Municipalities				
Concurrency Review Fee (*6.00% of Sub-Total) AMOUNT FOR WAIVER OUTSIDE MUNICIPALITIES=> \$124.92 *Not applicable within Municipalities \$2,206.92 <-==AMOUNT FOR WAIVER WITHIN UNINCORPORATED MIAMI-DADE COUNTY				
APPLICATION FOR WAIVER OF PLAT				
Municipality: UNINCORPORATED Sec.: 15 Twp.: 54 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.				
	Name: Bird Square Plaza Manager			
			Phone: 305.251.70	816
Address	12185 South Dixie Highway	City: Miami	State: Florida Zip C	ode: 33156
Owner's Email Address: sudavid@aol.com				
2. Surveyor	r's Name: LONGITUDE SURVEYOR	RS, LLC.	Phone: (305) 463	3-0912
Address:	7715 NW 48th Street, Suite 310	City: Doral	State: Florida Zin C	ada: 33166
	r's Email Address: jsenas@longitu		State: Zip C	ode.
3. Legal Description of Cutout Tract: The North 130' of the South 280' of the West 180' of Tract "A", "BIRD SQUARE PLAZA", recorded in Plat Book 135, Page 17, Miami-Dade County Records.				
4. Folio No(s).: 30-4915-017-0010 / / / / / / / / / / / / / / / / /				
4. Folio No(s).: 30-4915-017-0010 / _		· /	
5. Legal Description of Parent Tract: Portion of Tract "A", "BIRD SQUARE PLAZA", recorded in Plat Book 135, Page 17.				
Miami-Dade county Records.				
6. Street boundaries: North: SW 39th Street, South: SW 42nd Street, East: SW 145th Avenue, West: SW 147th Avenue				
7. Present Zoning: BU-1A Zoning Hearing No.: N/A				
8. Proposed use of Property:				
Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(Square .Ft.), Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(2,104 Sq. Ft. & No. Seats 40), Other (Sq. Ft. & No. of Units _				
NOTE: Attach list of all restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Waiver of Plat. I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or online of this datached is a copy of the recorded deed showing my				
acquisition of this	e, attached is a list of all the restrictions/restrictive land. In addition, I agree to furnish additional iten	ecovenants and declarations in favons as may be necessary such as abs	or of Miami-Dade Couty. Attached is a copy of stract or opinion of title to determine accurate	of the recorded deed showing my
Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the waiver of plat.				
Pursuant to Florida Statutes 837 06 whoever knowingly makes a false at the second of the approval of the waiver of plat.				
P. 175.003.				
SIAIE	E OF FLORIDA) SS:	Signature of C	D-W.	
COUNTY O	F MIAMI-DADE)			
		(Print name & Title	here): DAVID SU-	DIRECTOR
BEFORE ME, personally appeared David Su this 19 day of October, 2016 A.D. and (he/she)				
acknowledged to and before me that (he/she) executed the same for the purposed therein. Personally known or produce as identification and who did (not) take an oath.				
WITNESS my hand and soal in the County and State I are a second of the second of the County and State I are a second of the State I are				
OLGA STADLER Signature of Notary Public:				
Notary Public - State of Florida Commission # GG 018812 (Print, Type name here:			name here: OLTA ST	ADIER,
My Comm. Expires Sep 5, 2020 Bonded through National Notary Assn. Sep 5-2020 #55 0 18812				
Note: The	TOTAL SEMENING	The state of the s	(Commission Evaluat)	(Commission Number)
Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.				

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY AND WAIVER OF PLAT

A PORTION OF TRACT "A" OF "BIRD SQUARE PLAZA", RECORDED IN PLAT BOOK 135, AT PAGE 17, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 15, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on May 3rd, 2016.

Revision 1: An updated field survey was performed on November 4, 2016.

LEGAL DESCRIPTION OF PARENT TRACT:

Tract A of "BIRD SQUARE PLAZA", according to the Plat thereof, as recorded in recorded in Plat Book 135, Page 17, Public Records of Miami-Dade County, Florida,

LESS AND EXCEPT:

A portion of Tract A of "BIRD SQUARE PLAZA", according to the Plat thereof, as recorded in Plat Book 135, at Page 17, of the Public Records of Miami Dade County, Florida, more particularly described as follows:

COMMENCE: at the Point of Intersection of the West Line of said Tract A (also being the Easterly Right of Way Line of S.W. 147th Avenue) and the South Line of said Tract A (also being the Northerly Right of Way Line of S.W. 42nd Street); thence run N02°15'32"W along the West Line of said Tract A for 150.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence run N87°41'28'E along a line parallel with and 150.00 feet North to the South Line of said Tract A for a distance of 180.00 feet to a point; thence run S02°15'32"E along a line parallel with and 180.00 feet east to the West line of said Tract A for 150.00 feet to a point on the South Line of said Tract A (said point also being the Northerly Right of Way Line of S.W. 42nd Street); thence run S87°41'28"W along the South Line of said Tract A for 154.98 feet to the Point of Curvature of a circular curve concave to the Northeast, having for its elements a radius of 25.00 feet and a central angle of 90°03'00"; thence run Southwesterly, Westerly and Northwesterly along the arc of said curve for an arc distance of 39.29 feet to the Point of Tangency; thence run N02°15'32"W along the West line of said Tract A for 124.98 feet to the POINT OF BEGINNING.

Containing 355,454 Square Feet or 8.16 Acres (Net Area), more or less, by calculations.

LEGAL DESCRIPTION OF PARCEL "A":

The North 130 feet of the South 280 feet of the West 180 feet of Tract "A" of "BIRD SQUARE PLAZA", according to the Plat thereof, as recorded in Plat Book 135, at Page 17, of the Public Records of Miami Dade County, Florida.

Containing 23,400 Square Feet or 0.54 Acres (Net Area), more or less, by calculations.

Property Address and Tax Folio Number of Parent Tract:

14505 SW 42nd Street, Miami Florida 33175 Folio No. 30-4915-017-0010

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial High Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings shown hereon are based upon the centerline of Southwest 42nd Street with an assumed bearing of N87°41'28"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zones "X" and "AH", with a Base Flood Elevation being 9.0 Feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635 (Miami-Dade County, Unincorporated Areas), Map No. 12086C0431, Suffix L, Map Revised Date: September 11th, 2009.

The subject property falls within Miami-Dade County Flood Criteria 8.1 feet, more or less, as depicted on "AMENDED PLAT OF CRITERIA MAP", recorded in Plat Book 120, Page 13, Public Records of Miami-Dade County, Florida.

Elevations shown hereon are based on the National Geodetic Veritcal Datum of 1929, and a Benchmark supplied by the Public Works Department of the Miami-Dade County, Florida.

Benchmark: P-550

Elevation: + 6.71 (N.G.V.D. 29 Datum)

Description: PK nail and iron washer on concrete headwall, located at Southwest 42nd Street (Bird Road) and at Southwest 147th Avenue ---- at the 46.9 feet East of Centerline of Northbound Lane Bird Road Canal ----- at the 24.8 feet South if the Centerline.



7715 NW 48TH STREET, SUITE 310 DORAL, FLORIDA 33166 PHONE:(305)463-0912 FAX:(305)513-5680 WWW.LONGITUDESURVEYORS.COM

JOB NO.: 16156 FIELD BOOK: EFB

DRAWN BY: GP SHEET 1 OF 3

THE SOUTHWEST 1/4 OF SECTION 15 - TOWNSHIP 54 SOUTH - RANGE 39 EAST



LOCATION MAP

SCALE: 1" = 300'

CONTACT INFORMATION:

LONGITUDE SURVEYORS, LLC. Attention: Jose Senas, PSM 7715 N.W. 48th Street, Suite 310 Doral, Florida 33166 Phone No. (305) 463-0912 E-mail: jsenas@longitudefl.com

NOTICE: This Document is not full and complete without all pages. (Total of Three (3) pages)

Legal Description was furnished by client.

Plat of "BIRD SQUARE PLAZA", recorded in Plat Book 135, at Page 17, Public Records of Miami-Dade County Florida.

Plat of "CESAR SUBDIVISION", recorded in Plat Book 150, at Page 90, Public Records of Miami-Dade County Florida.

Plat of "BIRD ROAD PROPERTIES", recorded in Plat Book 156, at Page 20, Public Records of Miami-Dade County Florida.

Plat of "BIRD ONE", recorded in Plat Book 161, at Page 54, Public Records of Miami-Dade County Florida.

Grant of Easement, recorded on October 12, 1988, in Official Records Book 13852, at Page 2357, of the Public Records of Miami-Dade County, Florida.

None-Exclusive Right of Way Easement, recorded on August 26, 1987, in Official Record Book 13392, at Page 2855, of the Public Records of Miami-Dade County, Florida.

Warranty Deed, recorded on January 12, 2001, in Official Record Book 19450, at Page 113, of the Public Records of Miami-Dade County, Florida.

Special Warranty Deed, recorded on July 15, 1994, in Official Record Book 16439, at Page 1021, of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited on this Report, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The survey was ordered for a submittal as a Waiver of Plat for subdivision purposes.

CLIENT INFORMATION:

This Boundary Survey and Waiver of Plat was prepared at the insistence of and certified to:

BIRD SQUARE PLAZA MANAGEMENT, INC. 12185 South Dixie Highway

Miami, Florida 33156
Attention: David Su
Phone: 305.251.7616
Fax: 305.251.0197
email: sudavid@aol.com

UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Inc.
POTABLE WATER: Miami-Dade Water and Sewer Department
SANITARY SEWER: Miami-Dade Water and Sewer Department

DEVELOPMENT INFORMATION:

1. ZONING DATA:
Existing Zoning: BU-1A (Limited Business District)
Existing Land Use: Retail Stores, Outlets
2. PARENT TRACT BREAKDOWN:
Proposed subdivision: Remainder of Parent Tract and One (1) Outparcel Parcel "A": Containing 23,400 Square Feet ±
Existing Land Use: Vacant
3. PROPOSED BUILDING USE: Fast Food Restaurant (40 seats capacity)
4. PROPOSED BUILDING AREA: 2,104 SF
5. PROPOSED ZONING: To remain BU-1A

Existing Zoning information cited above was extracted from the Miami-Dade County Property Appraiser's Office Web site.

SURVEYOR'S CERTIFICATE:

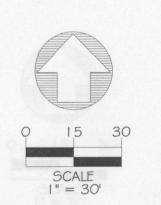
I hereby certify: That this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS, a Florida Limited Liability Company Florida Certificate of Authorization Number LB7335

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY AND WAIVER OF PLAT

A PORTION OF TRACT "A" OF "BIRD SQUARE PLAZA", RECORDED IN PLAT BOOK 135, AT PAGE 17, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 15, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA



LEGEND CONC. = CONCRETE R = RECORDED VALUE M = MEASURED VALUE (C) = CALCULATED C.B.S. = CONCRETE BLOCK STUCCO © = CENTERLINE P.B. = PLAT BOOK PG. = PAGE M.F. = METAL FENCE -O- = WOOD POWER POLE --> = CONCRETE POWER POLE = ORNAMENTAL PLANT -o = SIGN = PALM TREE - = CHAIN LINK FENCE = WOOD FENCE --- = METAL FENCE □ = COLUMN G = GAS VALVE = CATCH BASIN ■ = ORNAMENTAL LIGHT = ORNAMENTAL LIGHT POLE = LIGHT POLE = FLAG POLE R = RADIUS ID. = IDENTIFICATION LP = LIGHT POLE M = MONUMENT LINE = OVERHEAD WIRE = WATER VALVE = WATER METER = FIRE HYDRANT = TEMPORARY SITE BENCHMARI = HEDGE OR LANDSCAPED AREA = CLEAN OUT = SANITARY SEWER MANHOLE = STORM DRAINAGE MANHOLE = UNKNOWN MANHOLE = FPL MANHOLE C.L.F. = CHAIN LINK FENCE M.F. = METAL FENCE W.F. = WOOD FENCE = MAILBOX O = SIGNAL MAST ARM = STREET LIGHT SIGNAL = BRICK = CONCRETE = PAVER = TILE = STAMPED CONCRETE = ASPHALT A = ARC



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L = LENGTH

Δ = ANGLE OF THE CURVE

CONTRACTOR OF THE CURVE

CONTRACTOR OF THE CURVE

JOB NO.: 16156 FIELD BOOK: EFB DRAWN BY: GP SHEET 2 OF 3

